Arizona Department of Housing (ADOH) 2013 Aging 2020 Update By Goal

Goal 1: Make it easier for older Arizonans to access an integrated array of state and aging services.

For older Arizonans to fully participate in all aspects of community living, they and their families need access to information, resources, and services through a variety of venues. To this end, public and private organizations can play a leadership role in making it easier for older Arizonans to find and use the services and resources they need, no matter where in Arizona they may live.

Objective 1.1: Provide information and promote understanding of options, benefits, and available services through a range of multi-media formats.

STRATEGIES		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
f.	Use the Arizona Department of Housing ("ADOH") web site to provide information on ADOH and other service issues of interest to senior citizens.	ADOH	All agency 2020 Team	Ongoing	ADOH website is updated on a regular basis in order to provide information on current affordable housing development and programs. Socialserve.com is under contract to work on expanded database for affordable housing in Arizona which will enable those seeking affordable housing to better know what is available. This will include housing developed especially for seniors.

Goal 5: Strengthen Arizona's economy by capitalizing on an integrated and well-trained informal, paraprofessional, and professional workforce.

With the first wake of Boomers attaining retirement age in 2006, both public and private sectors need to develop work environments and coordinate opportunities that maintain a strong, diverse paraprofessional and professional workforce with strategies that include support for workers and their family members with caregiving obligations.

Objective 5.4: Implement human resource policies that balance the needs of state employers with the changing needs of an aging workforce.

STRATEGIES		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
d.	Collaborate with Department of Administration to provide information about retirement, benefits, and post-retirement opportunities to employees at or near retirement age.	ADOH	ADOA	Ongoing	Two employees have retired from ADOH in 2013 with knowledge of retirement benefits and post retirement opportunities.
e.	Prepare a plan for key employee succession and skill retention in the future.	ADOH		Ongoing	The Arizona Department of Housing through its operations and personnel guidelines will maintain succession and skill retention plans. The department also has a plan that establishes a path for career planning, growth and development through mentoring.

Goal 6: Enhance the State's capacity to develop and maintain the necessary infrastructure to deliver services in a culturally appropriate, timely and cost effective manner.

Every aspect of living in Arizona may be affected by the future changes in our increasing and changing population. Housing, transportation, health care, education and other state-supported services will take shape based on the needs of our diverse population. The ability of the State to adapt to change, incorporate the use of new technology, form public-private partnerships to create and expand services to reach all corners of the state will be some of the challenges and opportunities that face Arizona as we grow.

Objective 6.2: Develop programs and approaches to close the gaps in the state's current aging services infrastructure and delivery system.

STRATEGIES		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
j.	Increase awareness of the family caregiver support services.	ADOH		Eliminated	In supportive housing programs, family caregiver programs and options are discussed by the service provider agencies that work at the various supported housing programs.
k.	Create/support programs for new construction of senior complexes, acquisition/rehabilitation of existing senior housing projects.	ADOH	AHCCCS, DES, Area Agencies on Aging (AAA)	Ongoing	There were 10 projects placed in service in 2013 for a total of 715 units. Two of the projects (143 units) are for those 55 years of age and older while the remaining six projects at least one resident has to be 62 years of age or older. All the projects are in Pinal and Maricopa counties and 4 of them are within walking distance of the light rail.
l.	Expand home modification program for seniors throughout the state.	ADOH	AHCCS,DES	Ongoing	Owner occupied housing rehab projects were completed throughout the year. CDBG funding did owner occupied housing rehab for 31 senior households and HOME funded owner occupied projects will complete 39 homes for senior households for a total of 70 homes rehabbed and made energy efficient with improved livability for low income seniors.
m.	Review homeowner rehabilitation and manufactured ADOH replacement programs to improve feasibility for seniors.	ADOH		Eliminated	The manufactured replacement program does not exist at this time. However, ADOH continues to do Owner Occupied Rehabilitation. Though not focused on senior housing, senior at 80% or less of Area Median Income would qualify if a project was awarded in their region of the state.
n.	Research potentials for the creation of manufactured ADOH developments for both rental and homeownership projects.	ADOH		On Hold	There isn't the funding nor is it feasible to pursue manufactured developments at this time.

		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
o.	Investigate the application of universal design principles to all new multifamily ADOH projects funded by ADOH.	ADOH		Ongoing	Arizona Department of Housing defines design guidelines in its Low Income Housing Tax Credit Qualified Allocation Plan (QAP), Multifamily Design Guidelines and its State Housing Fund Program Summary and Application Guide. These documents are updated annually in response to market and community needs provided through focus groups, public hearings, and written comments. A specific goal is to minimize monthly operating costs for tenants. Construction features must conform to goals of efficiency and long term durability. Design principles and specific design needs often must be supported by market needs and demand analysis.

Objective 6.3: Create working partnerships across state agencies and with private entities to improve the state's ability to develop the business & service infrastructure necessary to meet the needs of seniors.

STRATEGIES		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
b.	Support "Universal Building" efforts extended by the Department of ADOH."	AHCCCS, ADOH		Ongoing	Universal Building design has been in the QAP for years making it mandatory for developers to comply with the design. In December of 2013, 31 projects were completed incorporating the universal building design.
j.	Technical Assistance and line staff provides help to local governments, nonprofit and private developers interested in providing affordable ADOH to low and moderate income	ADOH		Ongoing	The Technical Assistance Coordinator position no longer exits but TA is provided by staff in each division which are: Community Development, Rental Development and Special Needs.
k.	Collaborate with state agencies, local governments, nonprofit and private service providers to utilize Medicare and Medicaid waivers and other programs to support quality aging in place for seniors.	ADOH		Eliminated	ADOH no longer has the funding to give to Arizona's Dept. of Health, Behavioral Health Services Division and does not specially collaborate with state agencies et al to utilize Medicare and Medicaid waivers to support aging in place for seniors.
l.	Collaborate with state & local government agencies, nonprofit & private service providers to develop a range of medical, recreational and other support services for residents of new ADOH projects.	ADOH	Local COGS, local governments	Ongoing	Three projects for Senior Center Improvements/additions were completed this year, serving 2,065 seniors. Four projects have been funded so far and improvements are still being completed; Star Valley Meal on Wheel program for 60K, Verde Valley Senior Center improvements at $270,500, Holbrook Senior Center Improvements at $150K and the Holbrook Senior Center Extended Care facility improvements for $33,263.
m.	Establish a wide range of collaborative efforts within state government, with local governments, nonprofit and private ADOH and service providers to develop a coordinated senior ADOH program.	ADOH		Ongoing	Agencies providing services related to housing especially for special need populations of which seniors are one portion of said populations have permanent representation on the various planning bodies throughout the state. All are notified when there are public hearings, when there are housing meetings in their region and all are invited to participate. Arizona Department of Housing will continue to coordinate with these agencies throughout the coming year in order to maximize the effectiveness of the service delivery system, ascertain the emergence of new and ongoing needs, and provide support to address these needs.
n.	Collaborate with the Registrar of Contractors to investigate the potential for reduced contractor licensing requirements for minor home rehabilitation.	ADOH		Ongoing	Arizona Department of Housing program guidelines are informed through regular ADOH collaboration with Arizona Register of Contractors, including determination of applicable licensing classifications. We collaborate with ROC when reviewing Low Income Housing Tax Credit Projects eligibility for funding as well as any other projects submitted under a NOFA whether it be funded through HOME, Community Development Block Grant or Housing Trust Fund monies.

Objective 6.4: Establish policies, procedures, regulations, and statutes that reflect the changing nature of an aging population.

STRATEGIES		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
c.	Modify the homeownership development program to accommodate the financial and social needs of seniors. Emphasis will be placed on developing an elderly homeownership program on tribal lands where land ownership challenges have been addressed.	ADOH		Eliminated	There is not the funding available to commence new projects at this time.

STRATEGIES		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
d.	Consider use of specific allocation of financial resources and/or use of set asides and preferences to encourage and stimulate senior ADOH development.	ADOH		Ongoing	The 2013 QAP for LIHTC included an additional 5 points if the project reserved 100% of the units for individuals 62+ years of age and included a Supportive Services plan. Additional points were awarded to projects located within 1/2 mile of a senior center, or grocery store, in urban areas and within 2 miles in rural areas. If any of the following services are available additional points were awarded: monthly nutrition and financial literacy, weekly transportation services, on-site blood pressure or other health screening bi-monthly and on site health promotion/disease prevention/recreation/wellness classes bi-monthly.

Objective 8.1: Leverage federal funds and use creative financing strategies to provide the necessary resources to address the needs of a growing aging population.

STRATEGIES		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
h.	Continuously assess resource allocation between urban and rural Arizona as demographic trends develop.	ADOH		Ongoing	Incorporating continuous market demand and needs analysis in its internal processes and external application processes allows the Arizona Department of Housing to assess resource allocation between urban and rural Arizona. Further, through citizen participation, the Affordable Housing Task Force, and collaboration with other agencies and service providers, the Arizona Department of Housing solicits information on housing and community needs. This is also discussed in HUD Continuum of Care meetings held throughout the state. ADOH is part of the Sun Corridor Consortium that continually analyzes and plans for demographic trends. This work will continue and is part of always assessing resources and needs between urban, rural and urban clusters.
i.	Leverage private and public resources for new construction; rehabilitation and modification of existing ADOH, allowing seniors to age in place at the lowest possible cost to themselves and the State.	ADOH	DES, ADHS	Ongoing	Arizona Department of Housing encourages and awards funds to affordable housing developments, both new construction and rehabilitation, that support the goal of "aging in place." This philosophy is also part of our partnerships with other state agencies, i.e. DES, ADHS.
j.	Use State ADOH Fund programs for new construction of homeownership opportunities, homeowner rehabilitation and emergency rehabilitation programs for senior ADOH.	ADOH		Ongoing	The economic climate is not suitable for new construction of homeownership opportunities however owner occupied emergency rehab is ongoing and eligible seniors may apply in areas awarded this funding.
k.	Homes for Arizonans Initiative provides low-cost mortgage financing and down payment and closing cost assistance.	ADOH		Eliminated	Program ended June 30, 2009 and the lack of Housing Trust Fund has halted the opportunity for emergency rehab, gap financing and other programs that were funded in years past.
l.	Public Housing Authority provides tenant-based Section 8 rental assistance, and administers multi-family Section 8 project based funds on behalf of Housing and Urban Development (HUD).	ADOH		Ongoing	The Arizona Department of Housing operates the Arizona Public Housing Authority which has oversight and monitoring responsibilities for 115 subsidized properties, representing over 8,083 units throughout the state of Arizona. The Housing Choice Voucher Program is available only in Yavapai County through the Arizona Public Housing Authority. The wait list is currently closed for the state's allotment of 89 vouchers. For Yavapai County 35 VASH (Veterans Affairs Supportive Housing) were awarded to the Arizona PHA in 2009 and another 10 VASH in June 2013.
m.	Community Development Block Grant funds are used in rural communities to construct senior centers.	ADOH		Ongoing	See 6.3(l)
n.	Researches refinancing opportunities for all seniors, including reverse mortgages, and disseminate information throughout the state.	ADOH		Ongoing	Arizona Department of Housing remains engaged in discussion with its lending partners regarding mortgage products and the impact on low income and senior communities.
o.	Provide a set aside for senior ADOH projects in Low Income Housing Tax Credit (LIHTC) program.	ADOH		Ongoing	See 6.4 D
p.	Investigate the potential for earmarking a portion of the annual CDBG State Supplemental Payment (SSP) funding to support senior ADOH or related service facilities in eligible areas of rural Arizona.	ADOH		Ongoing	Projects are selected for State Special Projects funding through a competitive process in which applications are scored by a rating and ranking system that includes specific criteria to be reviewed including the extent to which the project provides a direct probable benefit to low income and special needs persons, including seniors.
q.	Provide gap financing to developers of affordable senior rental projects.	ADOH		Ongoing	Gap financing is provided based on many factors and may be provided to a senior rental project.

r.	Seek opportunities to provide funding for the rehabilitation of existing senior ADOH projects.	ADOH		Ongoing	Arizona Department of Housing administers its funding programs to promote rehabilitation of existing senior housing projects, including HUD 202 projects.
s.	Make financing allowances for expanded recreational and service facilities in new senior ADOH developments.	ADOH		Ongoing	See 6.4 D
t.	Consider use of specific allocation of financial resources and/or use of set asides and preferences to encourage and stimulate senior ADOH development.	ADOH		Ongoing	See 6.4 D
u.	Determine the feasibility of establishing a Handyman Program to assist seniors in maintaining their homes.	ADOH		Ongoing	Arizona Department of Housing continues to promote collaboration between service providers to maximize use of funds to provide housing and services for the elderly. Through its work with local service providers, ADOH does explore programs that assist seniors in maintain their homes.

Key:	Participating State Agencies and Boards
ABOR	Arizona Board of Regents
ADHS	Arizona Department of Health Services
ADOA	Arizona Department of Administration
ADOH	Arizona Department of Housing
ADOT	Arizona Department of Transportation
AG	Arizona Attorney Generals Office
AHCCCS	Arizona Health Care Cost Containment System
AOT	Office of Tourism
DES	Department of Economic Security
DPS	Department of Public Safety
GACA	Governor's Advisory Council on Aging
GOA	Governor's Office on Aging